

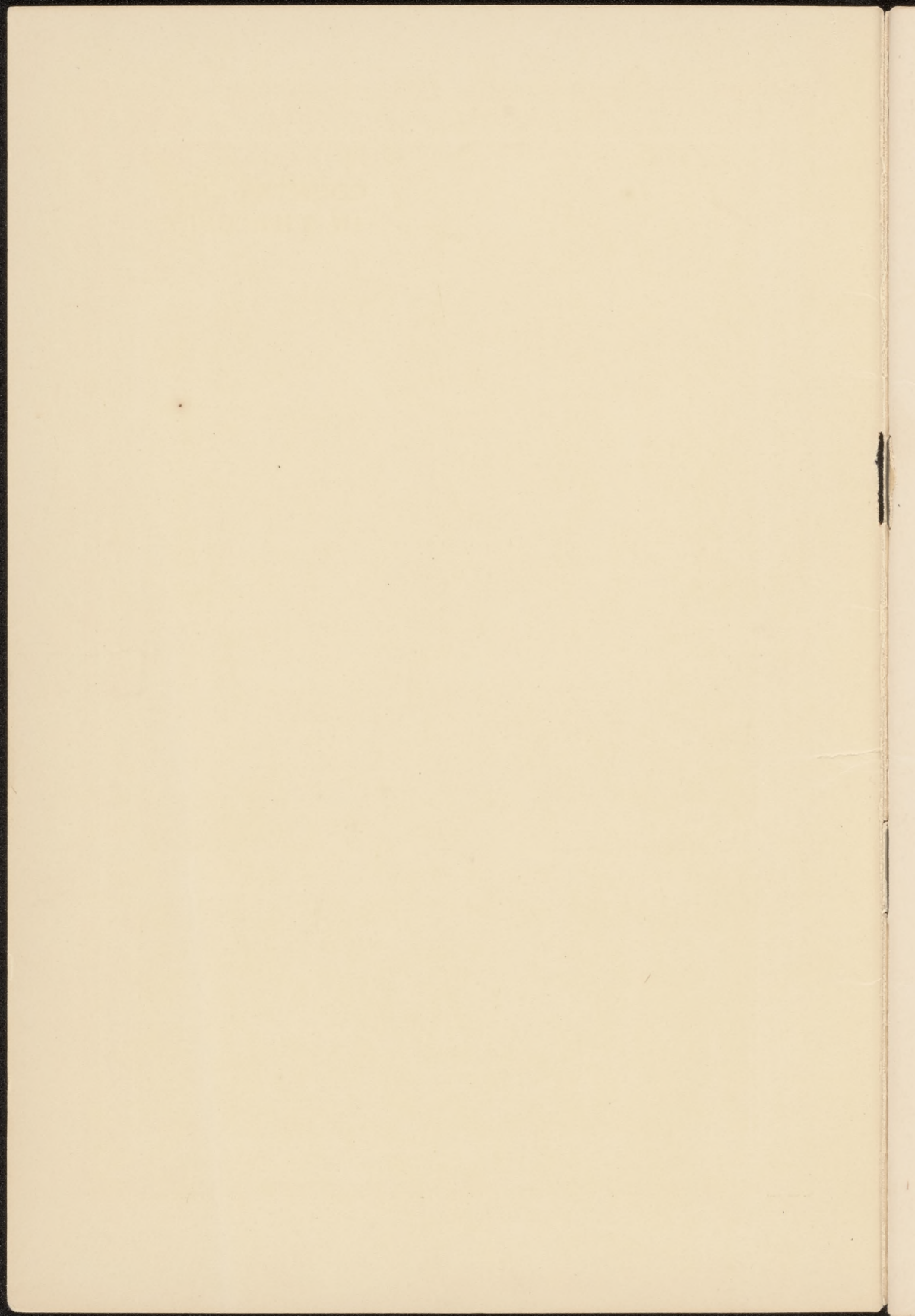
1913



# COVNTRY LIFE *in the* CITY

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COUNTRY LIFE  
IN THE CITY

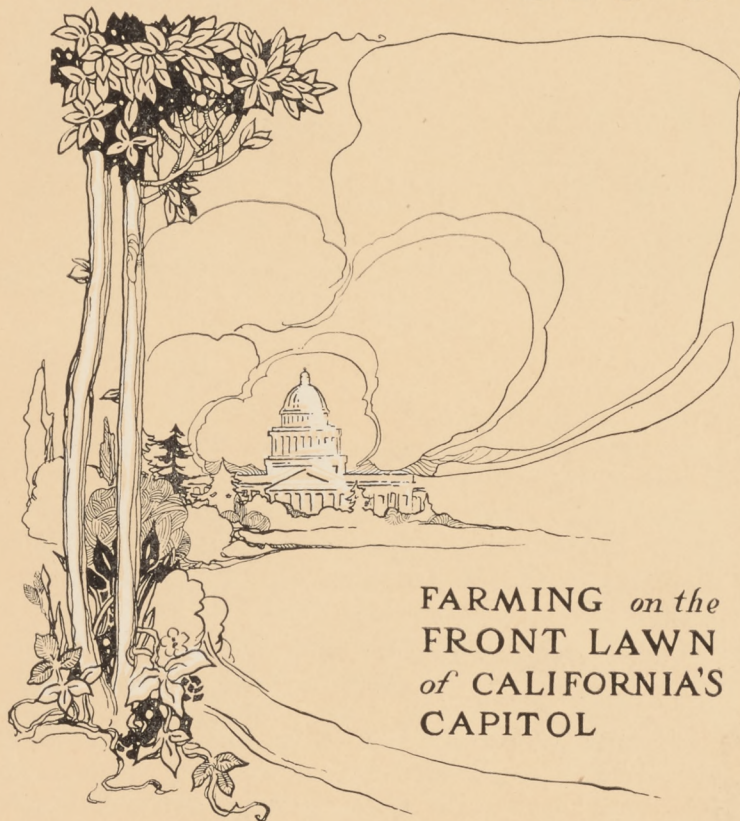




California Capitol at Sacramento

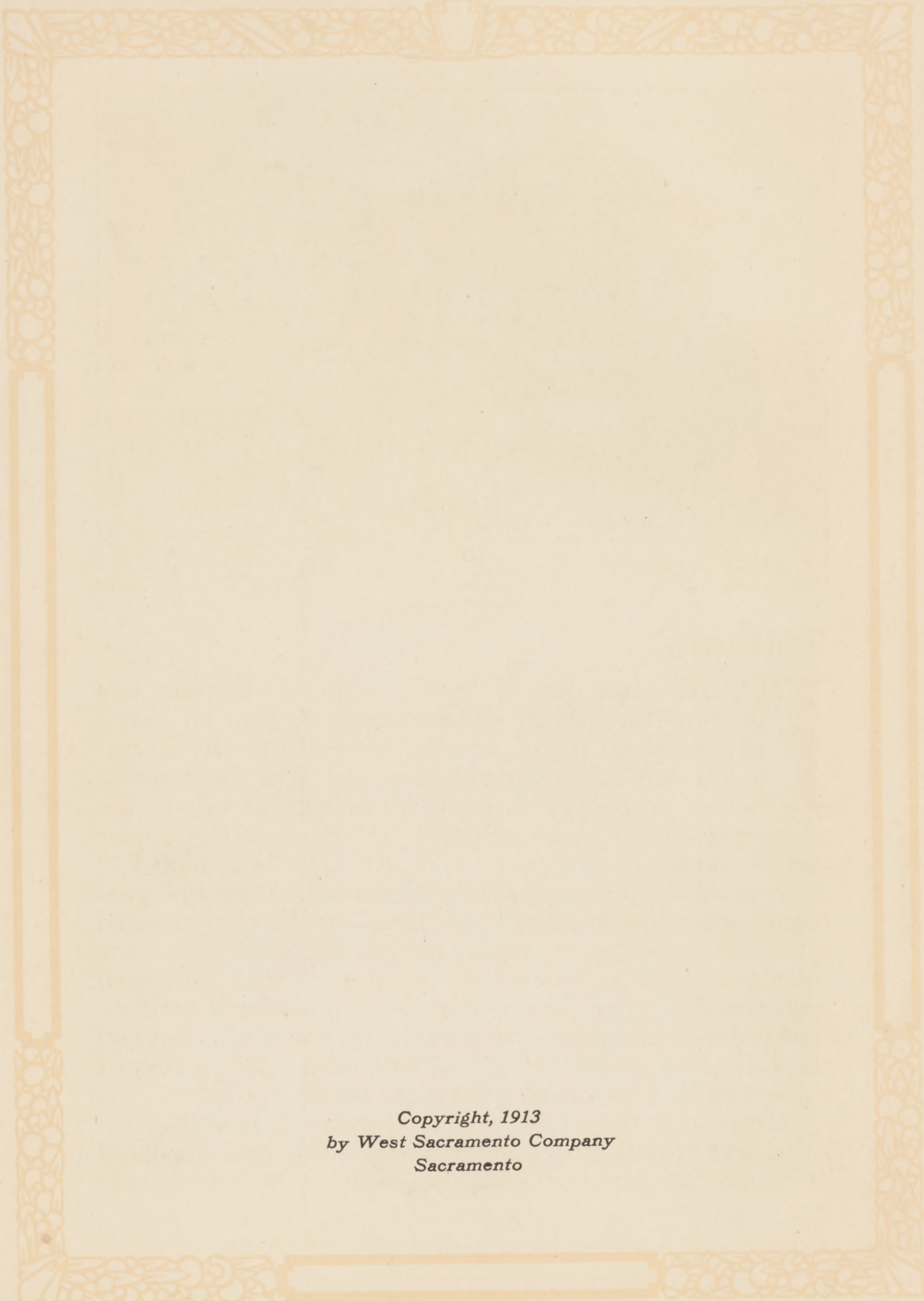


# COUNTRY LIFE *in the* CITY



FARMING *on the*  
FRONT LAWN  
*of* CALIFORNIA'S  
CAPITOL

WEST SACRAMENTO  
CALIFORNIA



*Copyright, 1913*  
*by West Sacramento Company*  
*Sacramento*





Sutter's Fort, Sacramento

## Epitome

**I**N THE latter part of 1839 a soldier of fortune, one time military officer under Charles X, bent on a serious mission, rested at the point where the Sacramento and American rivers meet. The Sacramento flowed peacefully through its wonderful valley; the plains were bunch grass carpeted. Herds of antelope, deer and elk fed here and there upon nutritious wild forage. Far away toward the east rose blue mountains, their tips glistening where the snow crested them. Northward towered a mighty snow-capped peak. Across the Sacramento the tules grew, tall and rank. All manner of wild fowl, teal and spoonbill, gray geese and honkers, brants and curlews, hovered over the tules or fed in the marsh lands. Beyond the tules was a vast stretch of land, and again a row of somber hills. Clumps of trees grew beside the river.

Here and there the vast expanse of prairie eastward was broken with park-like oaks. The land appeared of wondrous fertility and the traveler hesitated. He





Freighting on the Sacramento River at West Sacramento

sought a place where he might found a colony. The soldier of fortune was Captain John Augustus Sutter. The soil and setting appealed to him. He obtained a land grant from the Mexican Government.

On his grant he built a block house, a tiny affair where the scattered settlers gathered for mutual defense from warring Indian tribes. The interior of the little fort rang with patriotic zeal, which was carried beyond with flash of fire and roar of cannon. On this fort was raised the second American flag to be raised in California, July 4, 1846.

The big river had been named "Sacramento" by Captain Moraga. The name signified the Sacrament. The settlement which sprang up about the block house was also christened Sacramento. Captain Sutter was the first agriculturist in the valley. His first wheat-field was a portion of that land where a mighty city was to grow. He planted the first fruit trees and grape-vines and demonstrated the unsurpassed fertility of the soil.





The palatial Steamer "Fort Sutter" plying between West Sacramento and San Francisco

Later gold was discovered in the blue hills and there came a horde of fortune seekers.

Sacramento developed into a town, an outfitting point and trading center.

Through land grants of prodigious generosity the fertile valley was taken up by a mere handful of ranchers. The rich ranges were pastured to herds of cattle. Then followed an era of grain farming. The ranchos, many of them containing upwards of fifty thousand acres, became vast fields of wheat and barley. From the beginning these great ranches proved a set-back to progress. Their owners were loath to part with even a tenth of their holdings and yet were content to take but a tenth of the wealth they might have obtained from them. Unbroken, the ranches retarded the ultimate growth of population, kept away settlers, and prevented the land from giving up its potential wealth.

At length pressure became too great. The owners be-





Street Scene, Sacramento

Nicolaus Building,  
Offices West Sacramento Company,  
Sacramento



gan to dispose of parts of their holdings. Settlers, quick to grasp opportunity, flocked in and houses began to break the monotony of prairie. The empire of small landowners was begun.

Rich as was the level prairie that stretched from the river to the Sierras, its fertility was to have a formidable rival, for the floods of a thousand generations had been washing rich sediment from the hills and depositing it in the lowlands.

The tules gave first evidence of the fertility of this sedimentary deposit. They grew year after year, to die down at the end of each season adding a tangled, enriching vegetable mold to the already rich soil. How long this endless succession of growth and decay had continued no one knows. The tule land invited speculation and investigation. The investigators found an unusual condition. They found soil of unbelievable fertility, of superlative richness. The tules grew in marsh land; to farm this meant reclamation. Capital became interested. Levees were built and the great work of reclamation began. The land was restored in immense tracts, some of ten thousand, some sixty thousand, some a hundred thousand acres. Valued at \$25





Overlooking a Portion of the  
Business Section

Corner of Eighth and  
K Streets

to \$100 per acre unreclaimed, the land went to \$500, \$700 and \$1,000 per acre—prices justified by proportionately astounding returns. The soil is inexhaustible. Soil experts have pronounced it surpassing in fertility that of the Netherlands of Europe, or of the Nile Valley of Egypt.

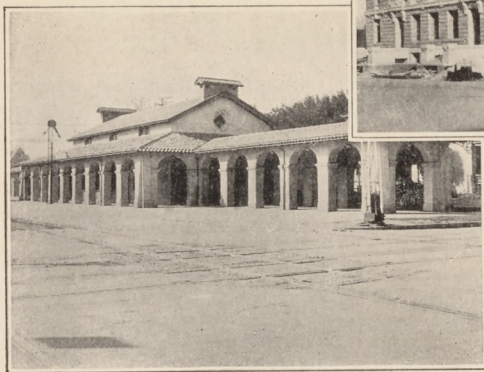
The country has a wonderful setting. It has beauty of situation, charm of climate, fertility of soil, wealth of water. *It is the farmer's dream of the ideal.* It is being transformed into an empire of gardens and orchards, owned by the most prosperous landowners in the world.

During these years of farm land development, the city of Sacramento also grew. From a straggling river village it became the mining center in the great mining days. It became the central distributing point for the world's greatest valley. It became the State's capital and a city of recognized importance.

Of necessity the city spread out over the plains eastward and southward, following the lines of least resistance. The land beyond the river was not yet reclaimed. No bridges spanned the river. Then a transcontinental railroad, seeking a short route from San Francisco to the capital, crossed over the Sacramento.



Sacramento's Magnificent  
New Courthouse



Passenger Station of  
The Western Pacific Railway

Now this land has been reclaimed. Splendid bridges span the river, other railroads have crossed, and soon a Dominion of Small Farms will make green the tule lands in the shadow of the capitol.

## Sacramento—Capital of California

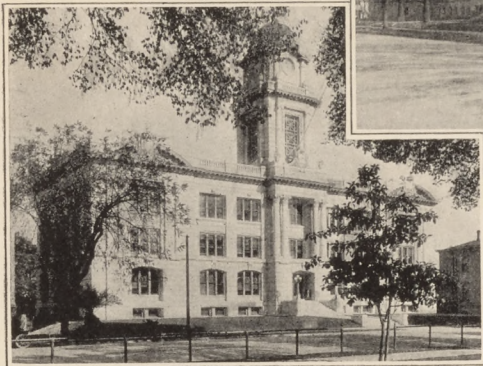
Sacramento is growing at a wonderful rate.

It is the fourth largest city in California. Its population in 1890 was 26,386; in 1900 the census showed that it had jumped to 29,282; in 1910 it had reached 44,696. The present population as nearly as can be estimated is 80,000. It is the central distributing point for the entire Sacramento Valley, a part of the San Joaquin Valley and Nevada. The city covers an area of approximately sixteen square miles.

It is a jobbing and retail center, fifth in the State in bank clearings. The bank clearings for 1908 were



\$250,000 High School,  
Sacramento



Sacramento's  
New City Hall

\$44,883,128.11; in 1909, \$54,512,723.22; in 1910, \$70,870,997.13; in 1911, \$78,376,700.21; in 1912, \$92,747,060.69.

Real estate values have doubled in the past three years. Whole residential districts have been built up within twelve months. Farm and truck gardens have developed into boulevarded home sites. Tall buildings are shadowing the streets. In value of building permits Sacramento is third in northern California and fifth in the entire State. In 1906 the building permits aggregated \$994,811.50; in 1910, \$2,326,606.00; in 1912, \$2,793,544.83.

Here are located the shops of the Southern Pacific and Western Pacific railroads, giving employment to over five thousand workmen.

Sacramento has twenty-one school buildings and the school population is almost seven thousand. It has modern stores and theatres, seventy-four miles of asphalt and macadamized streets, an art gallery with a collection of treasures valued at \$750,000. It has two libraries with up-





Sacramento's Parks  
Show Many Interesting Vistas  
All Are Conveniently Situated

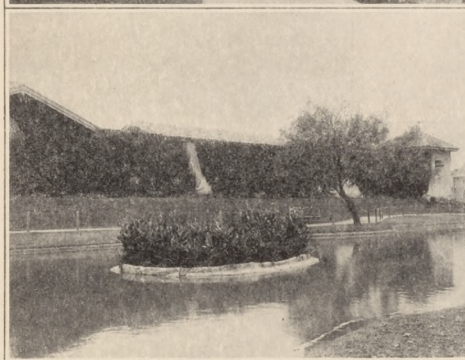
wards of 200,000 volumes. There are eleven hotels, one of which cost half a million dollars.

All denominations of Christianity are represented with splendid churches. The Roman Catholic Church and the American Episcopal Church maintain their Bishop and other Chief Ministers at Sacramento, which is the center of operations for these great and well organized institutions of the Christian spirit.

Within the city limits is located the eighty-acre tract of the State Agricultural Society where is held the annual State Fair.

The city of Sacramento is just across the river from West Sacramento. Five bridges will soon connect the capital with the model Suburban Home and Garden district—West Sacramento.





Picturesque Scenes in the  
Public Parks of California's Capital  
Fifteen Minutes from West Sacramento

## West Sacramento

"Farming on the Front Lawn of California's Capitol."

West Sacramento spreads out fan-like west and south from the "M" Street bridge. Stand in the center of this bridge and you may obtain a magnificent bird's-eye view of the beautiful tract. This bridge forms the eastern approach to the main artery for the Garden Farms district.

West Sacramento embraces 11,500 acres. Its eastern boundary is the Sacramento River and it has eight and one-third miles of river frontage. Across the river may be seen the sky-line of the fast growing metropolis. The glistening dome of the State Capitol looms from its setting of green. The smoke from the shops and factories arises between the river and the distant blue hills. River boats,





Several of Sacramento's Banking Institutions

laden with foodstuffs and freight, move up and down the Sacramento River. Heavily laden steam trains creep across the bridges. Fast interurban trains dart in and out with busy passengers.

Two modern steel bridges now connect the capital and West Sacramento. The property is reached in less than five minutes by electric or steam train and ten minutes on foot carries one from West Sacramento into the heart of the business section of the capital. Four electric interurban railway lines will eventually pass through the property; one is already in operation, two are under construc-





Representative Types of Business Blocks at Sacramento

tion and will be completed this summer, and the other has just been surveyed. These lines are the Sacramento and Woodland, the West Side, the Oakland, Antioch and Eastern and the Vallejo and Northern. The main line double-track systems of the Southern Pacific, from the north, west and south, cross the property and the company will soon erect a freight and passenger station in the new district. Overland trains for the Northwest and for Omaha and Eastern points, and fast refrigerator express trains for Middle West and Atlantic States' distributing centers pass through West Sacramento on regular schedule.



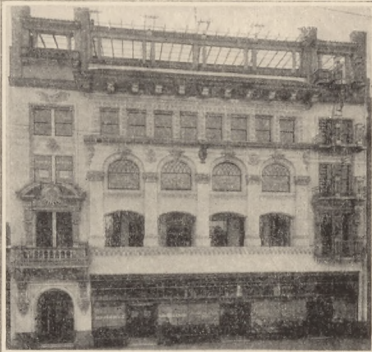


A Few of Sacramento's Leading Hotels

The interurban electric railways reach out in all directions, connecting the rich agricultural country with the towns and cities. The service is such that West Sacramento is nearer the business center of the capital city than are its own limits eastward. The farthest point in West Sacramento is but fifteen minutes from the wholesale district of Sacramento. The eastern and southern city limits of the capital are forty-five minutes distant.

A splendid boulevard system of re-enforced concrete highways 100 feet in width, more than twenty miles in length, delightfully shaded with American elms, and costing fifteen thousand dollars per mile, will give access to every portion of West Sacramento. In addition to this main boulevard system, the property will be criss-crossed with fifty miles of macadamized roads, affording the best





America's Leading Theatrical  
Attractions Appear Regularly at  
Sacramento in Modern  
Fireproof Theatres

Homes of the  
B. P. O. E. and the  
Women's Tuesday Club



of traffic arrangements and giving every separate tract an outlet and frontage.

In the center of the tract is beautiful Lake Washington, three miles long and averaging one-quarter of a mile in width.

Already five millions of dollars have been expended during the three years of development of West Sacramento. Many millions more are yet to be spent before the plans are completed.

## West Sacramento Farms

West Sacramento Farms is purely a suburban garden and home district. It is owned by a syndicate of men who represent the pioneer spirit and who have long been identi-





All Denominations Are Represented with Modern Churches

fied with the development and growth of the State. The Company has unlimited capital at its command. Its plans are comprehensive. They include a model empire of garden homes and a city which will embrace every modern idea of ideal environment, comfort and beauty. The entire tract has been laid out along lines conducive to right living, to proper development, to individual advantage of every home owner and to the cumulative advantage of the community as a whole.





A Residence Street Arched  
with Stately Elms



An Unique Vine Growth  
in the Residence Section

The soil of the tract is rich sediment; a river silt built up with a mixture of rich humus, moist and retentive. It is mostly virgin and thoroughly sub-irrigated. It is ideally drained by a splendid canal crossing the entire property from northeast to southwest. Tule soil is the best land known for vegetable gardening and fruit growing. Because of the character of its soil, West Sacramento Farms presents the safest and surest land for intensified farming in California. To make ready the virgin soil for immediate farming, the West Sacramento Company imported giant steam-plows and with them turned over every foot of the entire tract. Where the tule growth was heaviest the ground was plowed to a depth of twelve to fourteen inches; in other parts it was plowed to a depth of three feet. Then the ground was harrowed from end to end and made ready for planting. The soil was found to be of unusual richness. Soil experts declare that it is particularly adapted to the growing of celery, hops, onions, asparagus, tomatoes, peanuts, cabbages, potatoes, artichokes, beans, melons, alfalfa, sugar beets; to pears, figs, plums, cherries; to strawberries, loganberries, blackberries and raspberries.

Portions of the tract were leased during the three years of development and wonderful crops were taken from the





PANORAMIC VIEW  
OF WEST SACRAMENTO  
SHOWING ITS  
PROXIMITY TO THE MARKETS  
OF SACRAMENTO AND  
SAN FRANCISCO









A View of the Capitol Grounds, Five Minutes from West Sacramento

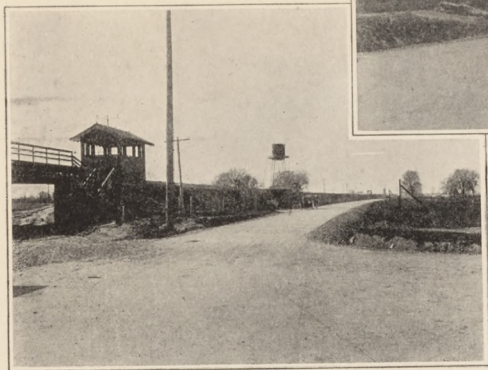
tracts farmed. One lessee cleared \$200 per acre from tomatoes. Six crops of alfalfa, rich and sweet, were taken in a single season from different sections, grown without irrigation. A Bartlett pear orchard on the tract netted \$500 per acre. These indicate the possibilities of the land.

A soil expert was engaged and an analysis made of every ten-acre tract in West Sacramento Farms to a depth of six feet. Every purchaser will be given an analysis of the soil of his particular tract, and advised as to what it is best adapted. In addition to this, a \$10,000 agricultural laboratory is being constructed; it is centrally located, and in charge of Mr. Cæsar Bigler, a recognized expert agriculturist. This laboratory will be at the service of every settler, without charge. Expert advice may thus be obtained at all times.

An additional and unique feature of West Sacramento Farms is the great Free Market and Market Plaza, set aside in an advantageous location, easily accessible by land and water. This free market will be controlled by a commission selected by the home owners. Its affairs will be



Sections of the  
Re-enforced Concrete Boulevards  
at West Sacramento



Twenty Miles of These  
Splendid Boulevards Within the  
Confines of West  
Sacramento

protected in such manner that no public or private corporation will ever be able to gain control of its approaches or influence its government.

Electric light and power service has been carried throughout the entire tract. Power and light will be furnished at low cost.

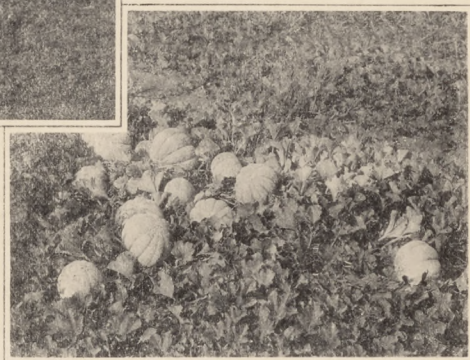
It is the aim and desire of the West Sacramento Company to make West Sacramento Farms as nearly ideal as the incorporation of modern ideas will permit. Architects who studied both abroad and at home the model communities and country home districts have charge of this work. The best has been culled from the years of planning and success of others. Absolutely no detail has been overlooked that will tend toward making a model district. Each settler will be assured a condition of healthfulness and uniform living conditions not to be found elsewhere. Sanitary and building restrictions will be enforced by a commission of men competent to pass upon building plans, fences, outbuildings, sewerage and other essentials, so





Baby and Calves  
in Alfalfa Patch

Cantaloupes Grow  
Profitably at  
West Sacramento



that the whole development may work to a harmonious result, with neatness, sanitation and good taste uppermost.

The future of West Sacramento Farms is assured. It will be the most beautiful, the most productive, the most satisfying home-life section to be found in the whole world.

## The Market Place of a Million People

A garden in the richest soil would be valueless without a market. Food products must be raised near the point of consumption or be in easy reach of such point.

West Sacramento is at the very threshold of one of the world's greatest markets.

Just across the river is the city of Sacramento with its eighty thousand people. It is a market worthy of consideration even should not greater markets be available. But westward ninety miles is San Francisco Bay and its million!





Cabbages — One of the Best Products of West Sacramento

San Francisco is one of the world's best markets. Its people know and demand the best things in life. Its restaurants and hotels are the finest west of New York City. Its people are epicures.

Across the Bay from San Francisco are Oakland, Alameda, Berkeley, Richmond, Sausalito, with a combined population equaling that of the metropolis of the Golden Gate. A million people who must eat! A million people who demand the best that orchard and farm and garden produce!

Consider for a moment the future. Where is there a city of the ambition, the progressive spirit of San Francisco! What other city in the country could raise \$50,000,000 for an international exposition within three years after it had been devastated by fire! What other city could make, would make such comprehensive plans for the entertainment of untold thousands as San Francisco is making for her Panama-Pacific International Exposition vis-





Onions Are An Important Product of West Sacramento

itors in 1915! It is a manifestation of the spirit that pervades the West. California expects, and rightly, a new commercial birth as the result of the Panama Canal. The spirit that is making for the success of the exposition is the spirit that will make California grow—the spirit that will not only populate the greatest State in the Union, but add to the world's wealth by increased production from the richest of the world's land area.

This market of a million people is but three hours distant by steam and six hours by boat from West Sacramento. Points of production and consumption are connected by the finest competitive systems of steam and electric railways and by fast river boats.

In addition to this market of a million people there are the Eastern markets constantly demanding the early fresh fruits and vegetables from California. Fast refrigerator express cars carry the products to Chicago and to New York. Was there ever such a market!





The First Crop Year Showed a Yield of Forty Sacks of Beans to the Acre

## West Sacramento—the City

A city at West Sacramento is inevitable.

The growth of the capital city has demonstrated that a metropolis is to build at this point on the Sacramento River. Conditions heretofore have precluded expansion westward, but the time is at hand when homes and business houses and factories must arise on the other side of the river. Distance is already working a hardship on further extensions of the city limits eastward and southward. The growth must once more follow the line of least resistance. This time it is westward.

But the city of West Sacramento will arise under conditions far different from those of the average city. It must grow as the ideal, not haphazardly.

The evolution of every great city has been fraught with serious problems. History has shown that the things conducive to right living and pleasant living are lost sight





A Mammoth Live Oak in West Sacramento Alfalfa Field

of in the hurly burly of ordinary development, until a rearrangement becomes necessary; the changed conditions are then not brought about except with great expense and severe hardship.

The West Sacramento Company has looked into the future. It has planned big and it proposes to carry its plans to successful conclusion. It has worked not from idealistic plans alone, but it has sent forth trained men to observe and to bring back the best in municipal development and government.

Here is a city in the making, an opportunity to plan absolutely for the future.

We shall not give out all our plans for the present. But we will indicate some of the features that have been incorporated in our scheme of development.

The tenements and crowded home sections of our big cities are the result of unfortunate conditions. Expansion was necessarily upward, for men must live near their





Fields of Golden Corn Stretch Off for Miles

work and transportation facilities were bad. Before the present modes of fast transportation were evolved it was impossible to live far from the shop or factory. Now fast trains carry us cheaply and workers are eagerly seeking those districts where they may have space to breathe, a green lawn and flowers, a garden plot and shade trees. The worker has a right to a home where convenience and beauty, however simple, are obtainable. He has a right to demand conditions that make life worth while. He will welcome those districts where his welfare is the community's welfare, where he is a part of its social life.

It is upon this theory that the West Sacramento Company has laid out this town site.

The city of West Sacramento will lie east of the agricultural district, facing Sacramento and in sight of the capitol building. It is separated from West Sacramento Farms by beautiful Lake Washington. This lake is nearly three miles long and a quarter mile wide. Excellent





West Sacramento is the Center of the Largest Wheat Growing District in California

fishing and sail boating are among the delightful pleasures it affords. Around it will be built a concrete, hundred-foot wide boulevard, parked as are the boulevards of Paris. On one side of the lake are villa sites, where will arise the homes of the more expensive type, homes costing ten thousand dollars and more. Already some of these sites have been selected by owners who are preparing to build.

The circular boulevard scheme of Paris and the diagonal scheme of Washington, D. C., have been drawn upon for the laying out of this town site. This combination of schemes gives a complete system of radial boulevards and traffic arteries, all leading to a central plaza, with convenient cross-town thoroughfares intersecting the whole general system of main boulevards and main arteries.

Architectural vistas have been kept in mind. The streets have been so planned that eventually when the great city will have arisen, not a street but will lead to some point of interest or of general utility.





Growing Corn at West Sacramento



An Abundant Hop Growth

Five bridges will span the river, and from the approaches to these bridges will radiate these main arteries of traffic.

An art commission will have power of approval of all buildings, of the location of factory districts, business sections, public buildings and homes. The object of this commission is to create an absolutely harmonious city. Buildings proposed must conform in character to those already erected in a given locality, and to a standard established by the commission. This does not mean that the banker must build a small bungalow, or that the man of small means must erect a palace. It does not mean the stifling of individuality or individual taste. It means only that each home owner will be shown how to build a house of higher type, of greater beauty than the average home and at less cost.

The streets in the residential districts will be laid out in such manner that their roadbeds will be of ample width to care for the traffic originating in such a district and





Hops Attain a Wonderful Growth in this Section

yet not to invite through traffic. This will mean safety for the children in the residence streets. There will be a good sidewalk and ample parking in front of each home.

Around each home there will be breathing space, a lawn and a yard.

The art commission will be at the service of every owner in the matter of landscape gardening and in the control of fencing and outbuildings.

Public buildings, library, offices for the administration of municipal affairs, art museum and other community buildings will be grouped in the civic center, from which will radiate the business districts, the theatre districts and hotel districts. School buildings will be arranged by districts in such manner that no child will be compelled to walk more than a few blocks.

At one end of Lake Washington will be a public park; it covers nearly 200 acres, considerable of which was already studded with beautiful shrubs and shade trees, and





Strawberries Show a Handsome Profit at West Sacramento

more of these, in great variety, have been added. Artistic landscape effects are being planned. It is intended to idealize this spot; to give it an atmosphere of rest, peace and contentment; to make it a show place of comfort, a Garden of Eden of which all will be proud.

The entire aim is to provide in advance against the drawbacks and the shortcomings of the ordinary growing city, to outline a plan for the complete and harmonious development of an ideal city and to conform to such plan consistently.

There is no attempt to found an Utopia. The inevitable city west of the river has been placed in the hands of those who propose to give their time and their money and their energy to make it a commonsense city, incorporating as nearly as possible the successes of the greatest cities of the world and profiting by the mistakes of most of our American cities.

It has been proved that home builders are willing and





Olive Trees Bear Profitably in this Vicinity

anxious to take advantage of districts where building restrictions are assured and certain harmonious improvements have been provided before a home was erected. It has been noted that in such districts pride in home development is marked.

The West Sacramento Company believes that the people will welcome a still further development of this idea in the careful planning of a complete, modern, model city.

Engineers are now at work perfecting all the plans for the town site. Plats and prices will be ready at an early date. Those desiring an early selection should send in their names now as a great demand for lots in the model city on the opening date of sale is anticipated.

## Would You Pass Up the Opportunity?

We believe that you are interested in this property. We believe that you are quick to recognize what a splendid





\$500 an Acre Was Cleared in this Bartlett Pear Orchard at West Sacramento

opening we have provided for the man who desires to get back to the soil, to live in the country under most favorable circumstances; to be near enough the city to enjoy the benefits of its social life; to have the best of transportation facilities, the best of markets, the best of ideal surroundings. Here is the opportunity to live on your own garden plot under most favorable conditions. Does it appeal to you? Wouldn't you think it wise to provide such an ideal home for your wife and your children? Could you possibly ask for more than West Sacramento will give? Five acres will provide a comfortable income. In asparagus it will bring in \$1,250; in berries from \$1,000 to \$2,000; in cherries from \$800 to \$1,500; in pears from \$800 to \$2,500. These are but a few of the possibilities.

The West Sacramento Company is now offering for sale tracts ranging from five to forty acres in West Sacramento. We will gladly quote prices and terms of sale on request. The prices which we have placed on this





Looking Down an Avenue of Peach Trees

property are unusually low for land of even less fertility and a less advantageous location. Terms of purchase are most liberal considering the very large amount of money invested in the project. Prices are not given in detail here as they are subject to immediate change—while direct quotations will be held open for a reasonable length of time.

We want you to talk it over with us. Tell us your desires, your ambitions, your ideals. We'll work with you. We'll show you what can be done here. We suggest that you read the soil report of West Sacramento given on the following pages. It will help you.

## Soil Report of West Sacramento

By Mr. Caesar Bigler, Agricultural Expert

The West Sacramento soil forms part of the best type found in the world. It is derived from material carried in suspension by the flood waters of the Sacramento River and its tributaries. The tex-





Packing Pears at the Reed Orchard at West Sacramento

ture of this soil is a sand and mild clay loam, with a rich dark color, and contains from 5 per cent to 6 per cent of humus.

The sub-soil of this type consists of a darker loam, high in lime content, probably derived to a great extent from materials eroded from the higher plain soils.

The petrographic analysis of this top soil is as follows:

	Per Cent
Zeolithes and soluble matter.....	18.013
Volatile matter .....	4.000
Kaoline .....	37.821
Orthoklas .....	2.422
Albit .....	1.528
Anorthit .....	1.528
Mica .....	0.406
Quartz .....	30.980
Total.....	100.000

This analysis shows that this soil is built up by the lavas, the shale rocks and granites of the Sierra Nevada Mountains, and not alone from the volcanic rocks of the foothills.

The total amount of principal plant nourishments contained in the top soil of this type are:



	Per Cent
Nitrogen (N) .....	0.317
Phosphoric acid ( $P^2 O^5$ ).....	0.257
Potash ( $K^2 O$ ).....	1.496
Lime ( $Ca O$ ) .....	0.571

Dr. Clark, of the United States Geological Survey, has made some 2000 analyses from soils all over the world, and reached the conclusion that the average of the earth's crust contains 2200 lbs. of phosphorus, and 50,000 lbs. of the element potassium in two million lbs. of soil.

The West Sacramento soil contains 2244 lbs. of phosphorus and 25,000 lbs. of potassium per two millions of soil. While our soil is below the average in potassium it is above the average for phosphorus, which is of the utmost importance and will assure a great fertility to this soil. Most of the California soils contain only 700 to 900 lbs. of phosphorus per two million lbs. of soil.

Besides this there is a total of 24,000 to 35,000 lbs. of humus per acre foot. This is almost ten times as much as 95 per cent of California soils contain.

Humus is one of the most important ingredients in an arable soil, keeping it from crusting and binding and making it easily tillable; humus further checks evaporation, owing to the capacity of humus bodies to retain water. Such a soil does not dry out fast, and is, therefore, less subject to drought and surface shrinkage. Humus is further the chief depository of nitrogen and a chief source of nitrogen supply for plants. A correlation between the nitrogen content and humus content of this soil type is well marked by the extremely high content of nitrogen found in our analysis.

The above analytical data indicate a very rich soil of easy tillage, and one which makes a good general purpose soil.

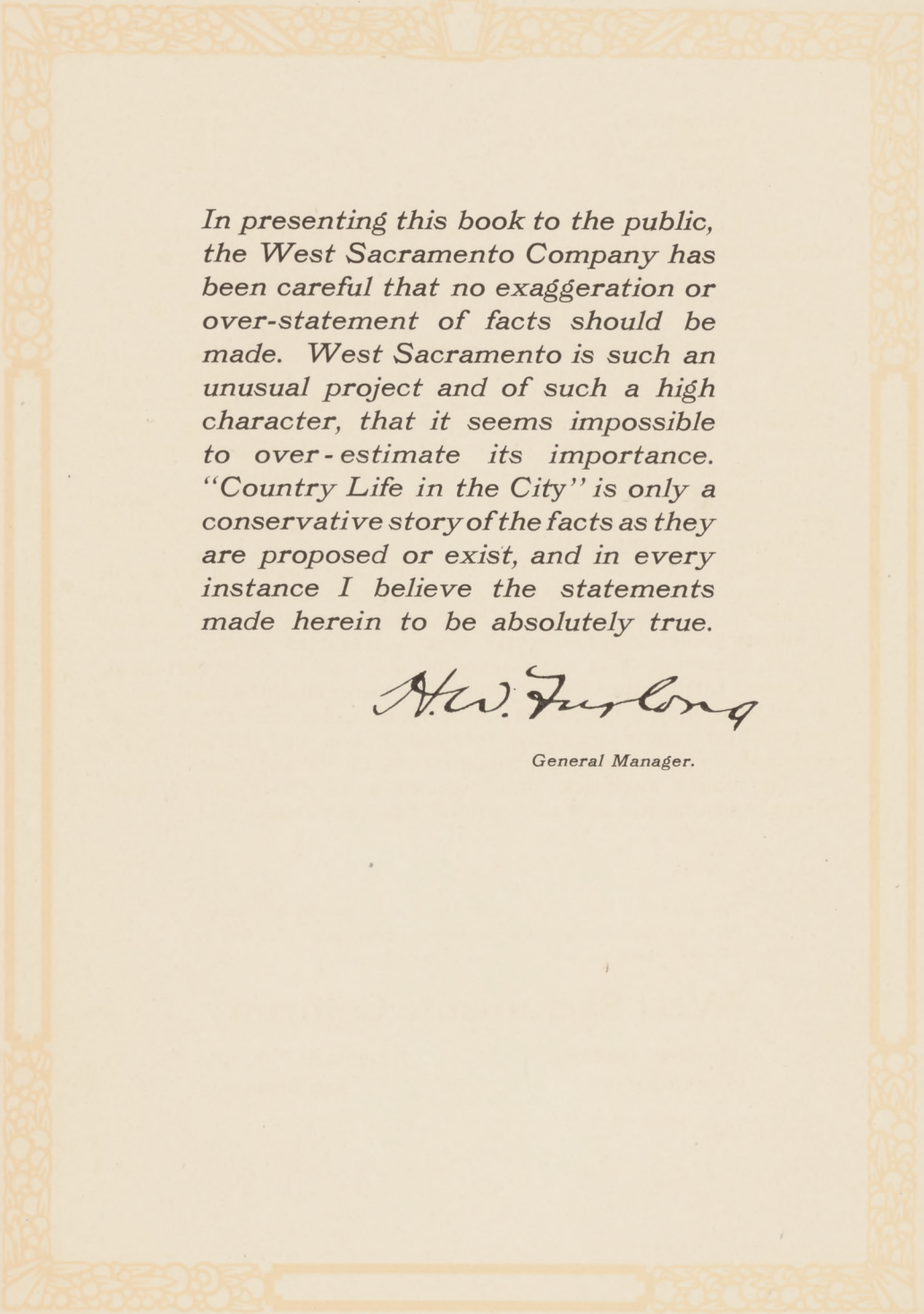
Enclosed is a card for convenience. Fill it out. Send it along.  
We will be only too glad to answer your questions, and if possible meet you and show you our property. . . . .

## West Sacramento Company

Nicolaus Building  
Sacramento

Kearny & Pine Sts.  
San Francisco



A decorative border in a light tan or gold color frames the page. It features a repeating pattern of stylized floral and geometric motifs, with a slightly more ornate design at the corners.

*In presenting this book to the public, the West Sacramento Company has been careful that no exaggeration or over-statement of facts should be made. West Sacramento is such an unusual project and of such a high character, that it seems impossible to over-estimate its importance. "Country Life in the City" is only a conservative story of the facts as they are proposed or exist, and in every instance I believe the statements made herein to be absolutely true.*

*A. W. Furlong*

General Manager.



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